



DOCHTER & ALEXANDER  
RETAIL ADVISORS

**1401 EYE ST NW**  
WASHINGTON, DC | MCPHERSON

RETAIL A

1,814 SF

1,945 SF

3,759 SF

RETAIL B

1,536 SF

**Square Footage** | 1,536 - 3,759 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

**PREMIER RETAIL SPACE**

## CONTACT

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## HIGHLIGHTS

- High profile space directly across from the McPherson Metro station in the East End
- Exceptional **office and hotel density** drive foot traffic to the corner where 1401 Eye, Franklin Park and McPherson metro meet
- Neighboring: **Booz Allen Hamilton, The Washington Post, Reed Smith, CoStar Group, Wells Fargo, Morris Manning and Martin LLP**

## NEARBY TENANTS



&pizza



astro  
doughnuts &  
fried chicken



buredo



PAUL  
MAISON DE QUALITÉ  
FONDÉE EN 1859



# MID-CITY MCPHERSON

## Demos .25 Miles

- Office Inventory  
17.5 Million SF,  
10% Vacancy
- Total Employees  
51,712
- Hotel Rooms  
2,123 keys
- Metro Exits McPherson Square  
16,435 avg exits per weekday, 3,582 avg exits per weekend day (#9)
- Traffic Counts  
30,657 VPD – 14th Street, 16,688 VPD – Eye Street
- Average HH Income  
\$102,433
- Retail  
674,594 SF of Retail, 53 QSRs within walking trade area

.25 MILES

## WALTER E. WASHINGTON CONVENTION CENTER

**MARRIOTT MARQUIS WASHINGTON DC**  
1.2 Million Annual Visitors  
1,175 Room Marriott Marquis

**FannieMae**  
New Construction  
850K SF

**WESTIN HOTELS & RESORTS**  
**LOEWS HOTELS & RESORTS**  
**Residence Inn Marriott**

**CoStar Group**  
**NYU**

**MODERN market**  
**PARSONS BRINCKERHOFF**

**Hamilton**  
**ReedSmith**  
**The Washington Post**

**PAUL**

**&pizza**  
**1401 EYE**

**Franklin Park**

**PBGC**

**VA** U.S. Department of Veterans Affairs

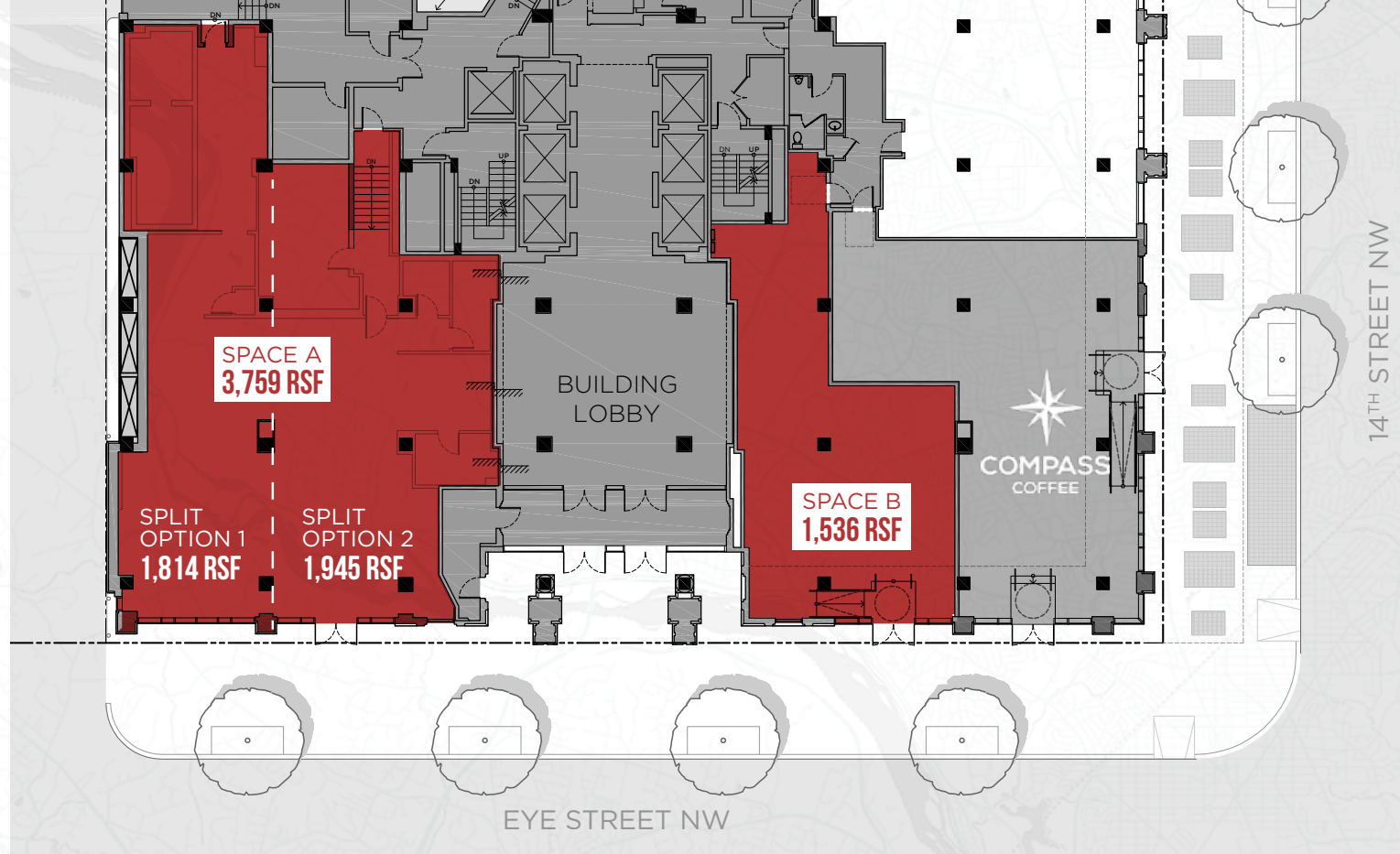
**M** metro

**buredo**  
**Hilton Garden Inn**

**CONRAD HOTELS & RESORTS**  
**Tatte**  
**CityCenterDC**  
**De Fisco's**  
**CENTROLINA**  
**QB68**  
**FIG & OLIVE**

**THE WHITE HOUSE**  
1.3 Million Visitors





## SPECS

### SPACE A Venting Available\*

**Square Footage** | 3,759 SF

**Frontage** | 49' 10"

**Ceiling Heights** | 14'

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

### SPACE B

**Square Footage** | 1,536 SF

**Frontage** | 30' 6"

**Ceiling Heights** | 14'

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

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